

BRUNEL HOUSE, CROSS LANE



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Bodmin, PL31 2EJ

Guide Price: £550,000



£550,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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This beautifully presented five-bedroom detached property seamlessly blends space, style, and comfort, offering the perfect retreat for modern living.

As you step into the property, you are greeted by a bright and spacious entrance area that immediately sets a welcoming and sophisticated tone for the rest of the house.

To the left, you'll find a thoughtfully designed yoga studio, a tranquil space that could easily be converted into a fifth bedroom. This room boasts double doors that open directly onto the garden, providing versatility and a serene connection to the outdoors.

The ground-floor hallway leads to three generously proportioned double bedrooms, each featuring double doors that open onto a spacious decking patio, perfect for enjoying morning coffee or evening relaxation. This level also includes a contemporary family bathroom, a well-equipped utility room, and a sleek ground-floor kitchen perfect for dual living.

Upstairs, the sense of comfort and style continues with the luxurious Master bedroom. This stunning space includes a fully fitted en-suite bathroom and access to a spacious balcony, perfect for soaking in the views. The wrap around kitchen offers a peaceful setting, while the adjacent kitchen/dining room is bathed in natural light, thanks to expansive floor-length windows.

Outside, the property offers private parking for up to six cars, ensuring convenience for residents and guests. Along with a spacious rear garden and decked patio area.



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GROUND FLOOR



FIRST FLOOR



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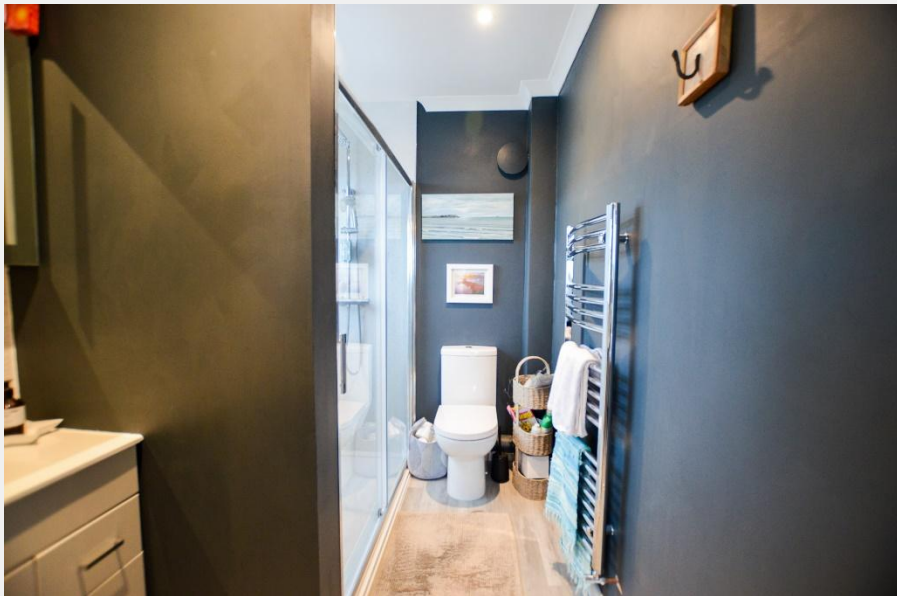
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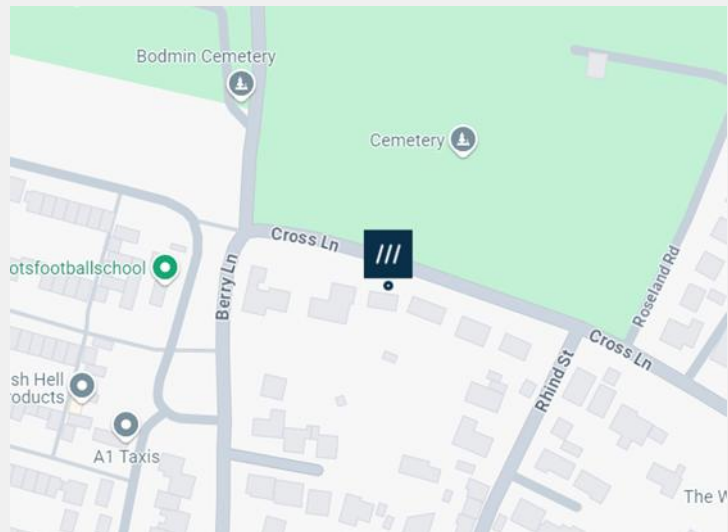
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KEY FEATURES

- Impressive Detached home
- Four Double Bedrooms
- Family Bathroom
- Upstairs WC
- En-Suite in Master Bedroom
- Yoga Studio
- Dual Living
- Two Kitchens
- Driveway Parking for five Cars
- Spacious Living / Dining Room
- Spacious rear garden
- Balcony with views towards the Beacon
- Garage

LOCAL AUTHORITY: Cornwall Council
COUNCIL BAND: E
TENURE: Freehold



what3words: ///cared.flash.models



SERVICES:

- Heating – Gas central heating
- Water – Mains
- Sewerage – Mains

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SCHOOLS:

- St Petrocs Primary School
- St Mary's Primary School
- Berrycoombe Primary School
- Bodmin College

Callywith College

TRANSPORT LINKS:

- A30 transport links
- Bus stop, just a short walk away
- Bodmin Parkway is only a short drive away
- Short drive to town centre



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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